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 5 ALVARADOSMITH  
 A Professional Corporation  
 6 633 W. Fifth Street, Suite 1100  
 Los Angeles, CA 90071  
 Tel: (213) 229-2400 / Fax: (213) 229-2499

7 Attorneys for Defendant  
 8 JPMorgan Chase Bank, N.A.  
 9 erroneously sued as JPMorgan Chase  
 10 Bank, a Corporation

11

**UNITED STATES DISTRICT COURT**  
**CENTRAL DISTRICT OF CALIFORNIA**

12 MEDHI HAGHIGHI, an Individual,  
 13 JANA LEE HAGHIGHI, an Individual,

14 Plaintiffs,

15 v.

16 JPMORGAN CHASE BANK, a  
 17 Corporation; and DOES 1 through 50,  
 inclusive,

18 Defendants.

19

**CASE NO.: CV12-08967-DSF-AJW**  
**DEFENDANT'S OBJECTIONS TO**  
**EXHIBITS CONTAINED ON**  
**FINAL JOINT EXHIBIT LIST**

20

**Trial Date:**

**DATE:** November 18, 2014

**TIME:** 8:30 a.m.

**CTRM:** 840

Action Filed: August 10, 2010

Action Removed: October 17, 2012

<b><u>Ex. No</u></b>	<b><u>Description</u></b>	<b><u>Objection</u></b>
23 8	Exhibit 5 from Eleanor Mendoza 24 Deposition: Document titled "MDA-113 25 Transaction Codes"	FRE 401 Relevance

<u>Ex. No</u>	<u>Description</u>	<u>Objection</u>
42	CBRE Initial Property Search November 2011	FRE 401 Relevance and FRE 901 Authenticity (except as to admitted exhibits)

10 DATED: November 14, 2014

11 ALVARADOSMITH, A Professional Corporation

12 By: /s/ Mikel A. Glavinovich  
 13 THEODORE E. BACON  
 14 MIKEL A. GLAVINOVICH  
 15 Attorneys for Defendant  
 16 JPMorgan Chase Bank, N.A. erroneously  
 17 sued as JPMorgan Chase Bank, a  
 18 Corporation

EX. NO. 8

WaMu Mortgage Customer Care Manual

## MDA-113 Transaction Codes

### Disbursement Codes

### Non-Cash Codes

### Payment and Deposit Codes

#### Disbursement Codes

Code	Description
301	Miscellaneous escrow disbursement
302	Refund of HUD subsidy money to Department of Housing and Urban Development (HUD)
303	Disbursement of replacement reserve money
304	Disbursement of restricted escrow money
305	Disbursement of escrow money to investor
306	Escrow surplus refunded to borrower
307	Escrow money disbursed to borrower
310	Disbursement of PMI, MIP, or RBP money
311	Disbursement of consolidated property tax
312	Disbursement of county property tax
313	Disbursement of city property tax
314	Disbursement of lien money (special assessment)
315	Disbursement of miscellaneous tax
316	Disbursement of school tax

Exhibit 5  
Date: 5-24-11  
Witness:  
MENDOZA  
Debra V. Helgeson  
CSR No. 3189

5

317	Disbursement of California supplemental tax
318	Disbursement of fire district tax
319	Disbursement of drainage assessment
320	Disbursement of nuisance abatement assessment
321	Disbursement of hospital tax
322	Disbursement of ground rent
323	Disbursement of village tax
324	Disbursement of front foot assessment (Maryland only)
325	Disbursement of school or special assessment tax
327	Disbursement of Texas condo fee
329	Disbursement of miscellaneous tax
330	Disbursement of attorney advance
331	Disbursement of property preservation expense
332	Disbursement of statutory expense
333	Disbursement of miscellaneous expense
351	Disbursement of primary hazard insurance
352	Disbursement of flood insurance
353	Disbursement of other hazard insurance
354	Disbursement of earthquake insurance
601	Disbursement of miscellaneous corporate advances
630	Disbursement of attorney corporate advance
631	Disbursement of property preservation corporate advance
632	Disbursement of statutory expense corporate advance

633	Disbursement of miscellaneous foreclosure, bankruptcy, and REO corporate advance
-----	--

**Non-Cash Codes**

Code	Description
121	Add HUD (235) subsystem history file
132	Late charge adjustment
142	Loan principal balance setup
143	Balance field adjustment
144	Redistribution of principal and interest
145	Restricted monetary adjustments
152	Late charge assessment
153	Interest rate change on non-ARM loan
156	Loan removed due to release of servicing (transaction 058)
182	Loan removed due to foreclosure
493	Interest rate change on ARM loan
528	New tax record

**Payment and Deposit Codes**

Code	Description
110	Attorney advance payment
111	Property preservation payment
112	Statutory expense repayment
113	Miscellaneous repayment
114	Investor deposit

147	Misapplication reversal
148	Reversal for returned check
160	Interest on escrow deposit
161	Escrow advance refund deposit
162	Refund of PMI, MIP, and RBP money
163	Refund of hazard insurance money
164	Refund of property tax money (transaction 311, 312, and 313)
165	Refund of lien (special assessment) money (transaction 314-329)
166	Special deposit to escrow account
167	Deposit of HUD subsidy escrow
168	Special reimbursement (refund) of escrow advance funds
169	Deposit of restricted escrow money
170	Pre-distributed payment (usually money from loan closing)
171	Payment from lock box bank or cashiering workstation
172	Payment made when using modified payment logic
173	Irregular payment through the cashiering workstation
174	Payment made by shorting escrow
175	Principal curtailment (system-generated from transaction 073)
179	Special optional insurance payment of reversal
181	Loan paid in full
183	Partial settlement of foreclosed loans (back office process)
185	Payment in full with delinquent payments (cash payoff)
186	Investor on the loan is changed to a new investor (back office process,

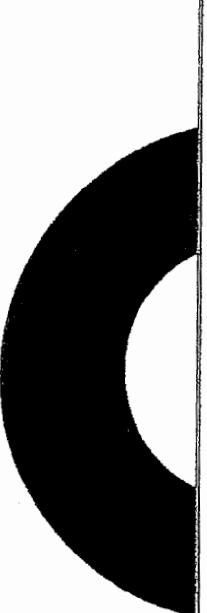
186	does not affect the customer or the loan, principal balance and escrow balance do not change)
710	Repayment of attorney corporate advance
711	Repayment of property preservation corporate advance
712	Repayment of statutory expense corporate advance
713	Repayment of miscellaneous expense corporate advance
714	Repayment of foreclosure investor
745	Restricted corporate advance adjustments (plus or minus)
766	Repayment of miscellaneous corporate advance

EX. NO. 42

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**CBRE**



## INITIAL PROPERTY SEARCH

November 2011

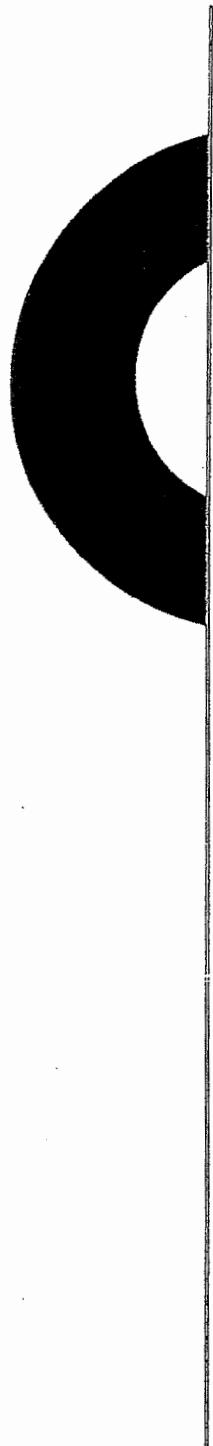
Prepared for:  
**MONTAGE**

Prepared by:

**Jonathan Lantieri**  
Associate  
Broker Lic. 00409987/1904837  
(310) 516-2344

**Bret Quinlan**  
Senior Vice President  
Broker Lic. 00409987/1144338  
(310) 516-2385

**CBRE**



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**SECTION ONE**

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Aerial Map

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**CBRE**

## Aerial Map of Available Properties

P. 4

TO: 13052414618

- ★ Montage Current Location
- 200 W. 138th St.
- 12833-12905 S. Main St.
- 14115-14137 Chadron Ave.
- 2925-2935 Columbia St.
- 717 E. Artesia Bl.
- 623 E. Artesia Bl.
- 1901 W. El Segundo Bl.
- 3131 E. María St.
- 17908 S. Figueroa St.
- 19516 S. Susana Rd.
- 1935 Via Arado
- 4240 W. 190th St.

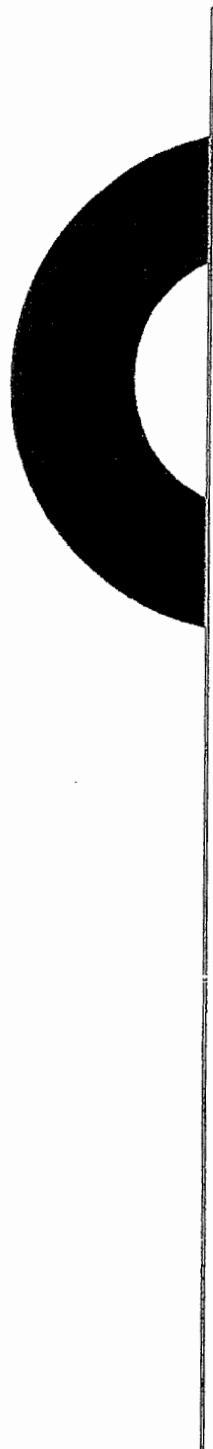


Prepared by: Jonathan Lantien & Bret Quinlan  
Prepared for: Montage

Layout 0-101 Mapid 1250714

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CBRE



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**SECTION TWO**

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Survey

**CBRE**



Prepared For: Montage

Presented By: Jonathan Lantieri & Bret Quinlan

Address	Avail SF Mln SF Office SF	Lease \$/SF Sale \$/SF Sprinklers	TH GL Yard	Const Status Listing Status Possession	Min Ht Amps Prk	Highlights
1 200 W 138TH ST LOS ANGELES	52,250 52,250 2,120	\$0 490 G NFS Y	2 5 Yes	Existing AVL NOW	17 1200A 2 1	Low L.A. County Tax Area, Large Yard Area - Excess Parking, 2 Dock Ht and 5 Ground Level Doors, Close To Major Freeways
						Call Broker - FOR APPOINTMENT Listing #: 1250183
						Notes Sprinkler Ord/Haz Truckwell Please verify all information Special Features Free Standing Building
2 12833-12906 S MAIN ST LOS ANGELES	53,500 53,500 3,000	\$0 360 G NFS Y	5 2 Yes	Existing AVL 8/1/2011	18 600A 1 3 1	Central Location Adjacent 110 Fwy & 105 Fwy, 36 Gross, Good Functioning Building, Fenced Yards Front & Rear Storage or Parking, 5 Dock High Positions, 2 Ground Level Doors, Previous Tenant 20th Century Fox
						Call Broker - FOR APPOINTMENT Listing #: 1244063
						Notes Tenant to verify all information contained herein
3 14115-14137 CHADRON AV HAWTHORNE	54,910 54,910 14,950	\$0 420 G NFS Y	0 9 Yes	Existing AVL NOW	19 800A 3 6 1	Possible Trade School, Excellent Short Term Opportunity, Two Story Office, Extra Parking
						Call Broker - FOR APPOINTMENT Listing #: 1245555
						Notes Vacant Special Features Free Standing Building
4 2925-2935 COLUMBIA ST TORRANCE	55,000 26,600 3,000	\$0 390 G NFS Y	8 1 Yes	Existing AVL 8/1/2011	22 600A 0 7 1	Excellent Warehouse Distribution Facility, True Dock High Loading - 8 Spots, Central Torrance Location, Divisible to 26,600 SF
						Call Broker - FOR APPOINTMENT Listing #: 1246786
						Notes The lease shall be for a rental of \$0 30/sf/Gross (for the first six months only) and \$0 59/SF/Gross thereafter Sp. Feet Free Standing Building
5 717 E ARTESIA BL CARSON	57,655 20,000 13,148	\$0 550 G NFS Y	6 1 Yes	Existing AVL 160	22 800A 1 4 1	Flexible Office Square Footage ~ 3,000 SF to 13,000 SF, 91 Freeway Frontage - Retail, Large Secure Fenced Yard / 2 Street Access
						Call Broker - FOR APPOINTMENT Listing #: 1241288
						Notes Tenant to verify all info Taxes on total building Possession for 32,094 SF is currently 8-11-11 We are in discussion with tenant regarding possible early possession for new tenant Sp. Feet Retail Potential
6 623 E ARTESIA BL CARSON	65,723 65,723 9,103	\$0 457 G NFS Y	6 1 Yes	Existing AVL 130	22 600A 1 4 1	Image Building on the Artesia Freeway, 6 Dock High Loading Positions / 1 Private Level, Sprinklered Warehouse w / 22' Min Clear Height in Warehouse, 93 Automobile Parking Spaces/ 6,615 SF of Offices, Short Term Lease Considered / Low Expenses . Low Call Broker - FOR APPOINTMENT Listing #: 1248000
						Notes Occupied Sp. Feet Free Standing Bldg & Fwy Frontage CAM is an additional approx \$0 045/sf/mo Angle docks for max loading Sublessee to independently verify all info contained in this brochure Call broker regarding rental rate for longer term
7 1901 W EL SEGUNDO BL COMPTON	66,000 7,000 2,000	\$0 200 G NFS Y	2 9 Yes	Existing AVL 12/1/2010	16 3000A 1 1 1	Well Maintained Manufacturing/Warehouse, Inexpensive Clean Space, 3000 Amps Heavy Power - Skylights, 9 Ground Level + 2 Dock High Loading Doors, 70 Car Parking, Located Just East Of Central Avenue
						Call Broker - FOR APPOINTMENT Listing #: 1238029
						Notes Clear height varies from 16-22' Verify power Minimum sq. ft. Call broker \$0 20 psf for first 6 months then \$0 40 psf
8 3131 E MARIA ST RANCHO DOMINGUEZ	66,075 66,075 6,742	\$0 450 G NFS Y	12 1 Yes	Existing AVL NOW	21 600A 1 1 1	12 Dock-High Loading Positions, High Clearance (up to 23') Distribution Warehouse, Unincorporated Los Angeles County Location, Close to Artesia (91) & Long Beach (710) Freeways
						Call Broker - FOR APPOINTMENT Listing #: 1248594
						Notes Occupied Call broker to show Lessor to verify power Building to be fully refurbished Sp. Feet Free Standing Building Paved Yard

THIS IS A LISTING OF THE "MULTIPLE" AND IS SUBJECT TO ALL ITS APPLICABLE RULES AND REGULATIONS

This information has been furnished from sources which we deem reliable but for which we assume no liability. The information contained herein is given in confidence with the  
understanding that all negotiations pertaining to this property be handled through the submitting office. All measurements are approximate

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Prepared For: Montage

Presented By: Jonathan Lantieri & Bret Quinlan

Address	Avail SF Min SF Office SF	Lease \$/SF Sale \$/SF Sprinklers	TH GL Yard	Const Status Listing Status Possession	Min Ht Amps Prk	Highlights
9 17908 S FIGUEROA ST CARSON	67,334 67,334 4,289	\$0.430 G NFS Y	4 3 Yes	Existing AVL NOW	20 4000A 1 1	Excellent Manufacturing / Distribution Building, Heavy Power - 4,000 Amps, Complete Refurbishment in Progress, Additional Dock High Loading Possible, Waste Water Discharge Units Available  Call Broker - FOR APPOINTMENT Listing #: 1249263
						Notes: Sp. Ft. Free Standing Building, Paved Yard & Part of Industrial Park. Extensive power distribution throughout building
10 18516 S SUSANA RD RANCHO DOMINGUEZ	69,367 69,367 5,875	\$0.350 N \$88.00 Y	8 2 Yes	Existing AVL NOW	20 1600A 1 7 1	All Deals Will Be Considered!!!, Completely Refurbished, 710 Freeway Visibility - 400K CPD / Signage, Dock High Loading On 3 Sides, Outstanding Warehouse / Manufacturing Facility, Low Net To Gross Charges!!  Call Broker - FOR APPOINTMENT Listing #: 1232130
						Notes: \$0.35 Net for 18 Months. Min clear height 20'6" to 23'. Fully fenced & paved yard. Tenant to verify all info prior to lease execution. \$0.13 PSF estimated expenses. Office SF incl. warehouse offices. Parking is est. 400,000 cars per day
11 1935 VIA ARADO RANCHO DOMINGUEZ	70,017 40,000 3,311	\$0.400 G NFS Y	8 1 No	Existing AVL NOW	23 2000A 1 1 1	Manufacturing/Distribution Facility, Excellent 23-26' Warehouse Clearance, 2,000 Amp Power Service, High Tech Camera Security System, Wireless Internet Throughout, 40,000-70,017 SF Available For Lease  Call Broker - FOR APPOINTMENT Listing #: 1237142
						Notes: Call Broker-Occupied. The majority of the warehouse ceiling clearance is 24'. Clear Height 23-26'
12 4240 W 190TH ST TORRANCE	75,000 50,000 2,180	\$0.350 G NFS Y	8 0 Yes	Existing AVL I30	14 800A 0 5 1	West Torrance Distribution Space, Low Rent \$ 35 Per Square Foot Gross  Call Broker - FOR APPOINTMENT Listing #: 1211821
						Notes: Occupied. The info has not been verified and shall not be relied on, tenants responsibility to verify. Broker makes no representations or warranty either expressed or implied. 4/30/13-sublease date ends. Verify power office area has A/C & heat

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## 19808 Normandie Ave. Torrance, CA 90502



Located at the epicenter of the largest industrial warehouse-manufacturing and commercial area in the western United States, nearly equidistant between Los Angeles International Airport (LAX), Downtown Los Angeles, and the mega ports of Los Angeles and Long Beach harbors, the 57,620 SF commercial building at 19808 S. Normandie Ave., Torrance, CA represents the absolute best value in Los Angeles South Bay real estate.

Near all support services Office Depot, WalMart Center, and numerous restaurants, when it comes to location this building has it all. The building was refurbished in 2006 and is ready either as a factory (800 AMPS of power) with dock high loading or a wholesale to public type showroom or a distribution facility. Call for a tour today!

For more information, please contact:

**Jerry Evans**

License ID# 00843431

310.768.8800 ext. 225

[jevans@lee-associates.com](mailto:jevans@lee-associates.com)

**Bret Osterberg**

License ID# 01364530

310.768.8800 ext. 215

[bosterberg@lee-associates.com](mailto:bosterberg@lee-associates.com)

# INDUSTRIAL FOR LEASE

AVAIL SF: 51,000  
TOTAL BLDG SF: 51,000



ADDRESS 2420 S EASTERN AV, COMMERCE CA ZIP 90040

**Fourteen (14) Dock High Truck Spots  
Immediate Freeway Access (710 & 5)  
30 Cents**

LEASE RENTAL \$	<u>15,300</u>	/mo	Gross	<u>0.300</u>	Net		Term	<u>ACCEPTABLE TO OWNER</u>					
SALE PRICE \$	<u>NFS</u>	Price/SF \$		Possession	<u>Immediate</u>	Tax \$	<u>22,785.00</u>	Yr	<u>2011-2012</u>				
Avail SF	<u>51,000</u>	Power	<u>A</u>	<u>200</u>	V	<u>240-240</u>	<u>Ø</u>	<u>3</u>	<u>W</u>	<u>4</u>			
Min. SF	<u>30,000</u>	Heat	<u>NONE</u>		Cooling	<u>NONE</u>	PWR Notes	<u>VERIFY</u>					
Land SF	<u>78,000</u>	Truck Hi Pos	<u>14</u>		Dim								
Const	<u>CTU</u>	Roof	<u>STB</u>		Grd Lev Drs	<u>Ø</u>	Dim						
Roll	<u>PSBL</u>	Unfin Ofc Mezz SF	<u>Ø</u>		Incl in Avail SF	<u>N</u>	Restrooms:	<u>4</u>					
Sprinklered	<u>YES</u>	Min Clear Height	<u>18</u>		OFFICE DATA	Office SF	<u>4,260</u>	#	<u>8</u>				
Pkg	<u>40</u>	Yard	Yes-Fncd/Pvd	Yr Blt	<u>1949R52</u>	A/C	<u>Y</u>	Heat	<u>Y</u>	Fin Ofc Mezz SF	<u>Ø</u>	Incl in Avail SF	<u>N</u>
Thomas Bk Pg#	<u>675-G3</u>	Zone	<u>M2</u>	To Show	<u>Call Broker - FOR APPOINTMENT</u>		Sp. Feat.	<u>FREE,YARD</u>					
AGENT	<u>Michael J Mitchell (323)838-3188</u>				Region	<u>C</u>	Listing #	<u>1248600</u>					
					FIRMCBRE			<u>09/02/11</u>					
FTCF	<u>CB250N125S000/AOAA</u>	Notes	<u>Sp. Feat: Free Standing Building &amp; Paved Yard. CAM \$0.04 psf. Vacant. Sprinkler: Ordinary hazard.</u>										

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www.thc-us.com



March 30, 2010

Mr. Mehdi Haghghi  
Montage  
431 W. Compton Blvd  
Gardena, CA 90248

**RE: 1<sup>st</sup> Quarter 2010 Edition of The Heger Report**

Dear Mehdi:

As a valued client, it is my pleasure to provide you with the 1st Quarter 2010 edition of The Heger Report.

Regardless of the economy or the real estate markets cyclical nature, I remain steadfast in my commitment to providing highly effective solutions to clients like yourself.

In this particular issue of our newsletter, we continue our report on important industry trends, taking a closer look at the impact of Commercial Mortgage Foreclosures in our marketplace along with solar energy and its various benefits. Closer to home, we recap recent Company events, our available properties and finally, the business to business segment proudly featuring the AMB Property Corporation.

Our entire brokerage division, property management team and support staff is dedicated to working hand-in-hand with our clients and colleagues to share information, tools and the valuable resources necessary to excel in today's market.

We look forward to being of service to you in the coming year.

Sincerely,

*Thomas A. Holland*

Thomas A. Holland  
EVP/Principal  
CCIM, SIOR, CPM  
Lic. # 01186709

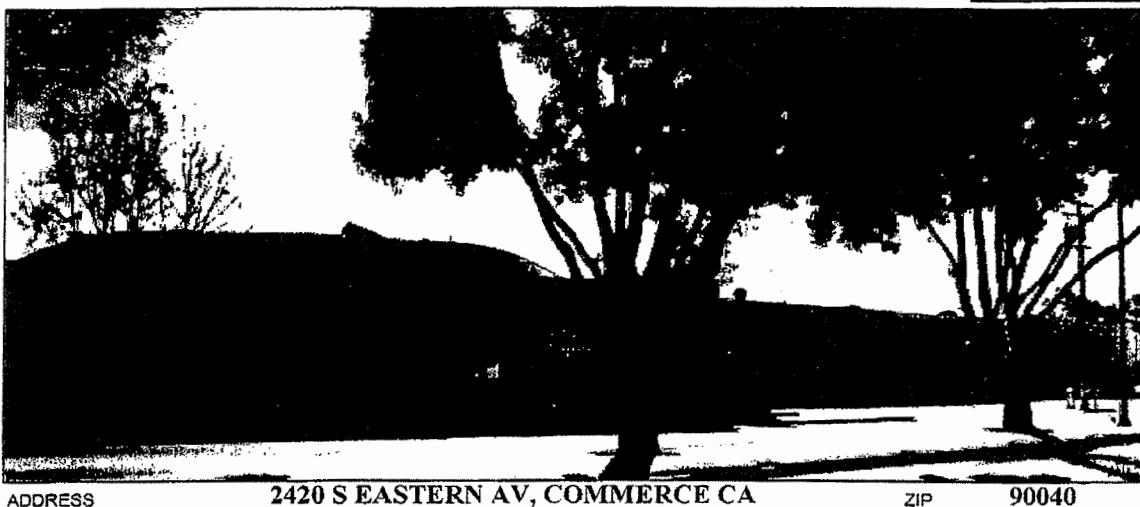
TAH:ea

Enclosure

# INDUSTRIAL FOR LEASE

AVAIL SF: 51,000

TOTAL BLDG SF: 51,000



ADDRESS

2420 S EASTERN AV, COMMERCE CA

ZIP

90040

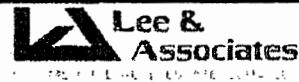
Fourteen (14) Dock High Truck Spots  
Immediate Freeway Access (710 & 5)  
30 Cents

LEASE RENTAL \$ 15,300		/mo	Gross 0.300	Net	Term	ACCEPTABLE TO OWNER		
SALE PRICE \$ NFS		Price/SF \$		Possession	Immediate	Tax \$ 22,785.00	Yr 2011-2012	
Avail SF	51,000	Power	A 200	V	240-240	Ø 3	W 4	
Min. SF	30,000	Heat	NONE	Cooling	NONE	PWR Notes	VERIFY	
Land SF	78,000	Truck Hi Pos	14	Dim				
Const	CTU	Roof	STB	Grd Lev Drs	0	Dim		
Rail	PSBL	Unfin Ofc Mezz SF	0	Incl in Avail SF	N	Restrooms:	4	
Sprinklered	YES	Min Clear Height	16	OFFICE DATA	Office SF 4,260	#	5	
Pkg 40	Yard	Yes-Fined/Pvd	Yr Blt 1949RS2	A/C Y	Heat Y	Fin Ofc Mezz SF 0	Incl in Avail SF N	
Thomas Bk Pg# 675-G3	Zone M2	To Show	Call Broker - FOR APPOINTMENT	Sp. Feat. FREE,YARD				
AGENT	Michael J Mitchell (323)838-3188				Region C	Listing #	1248600	
FTCF	CB250N125S000/AOAA	Notes	Sp. Feat: Free Standing Building & Paved Yard. CAM \$0.04 psf. Vacant. Sprinkler: Ordinary hazard.				FIRMCBRE	09/02/11

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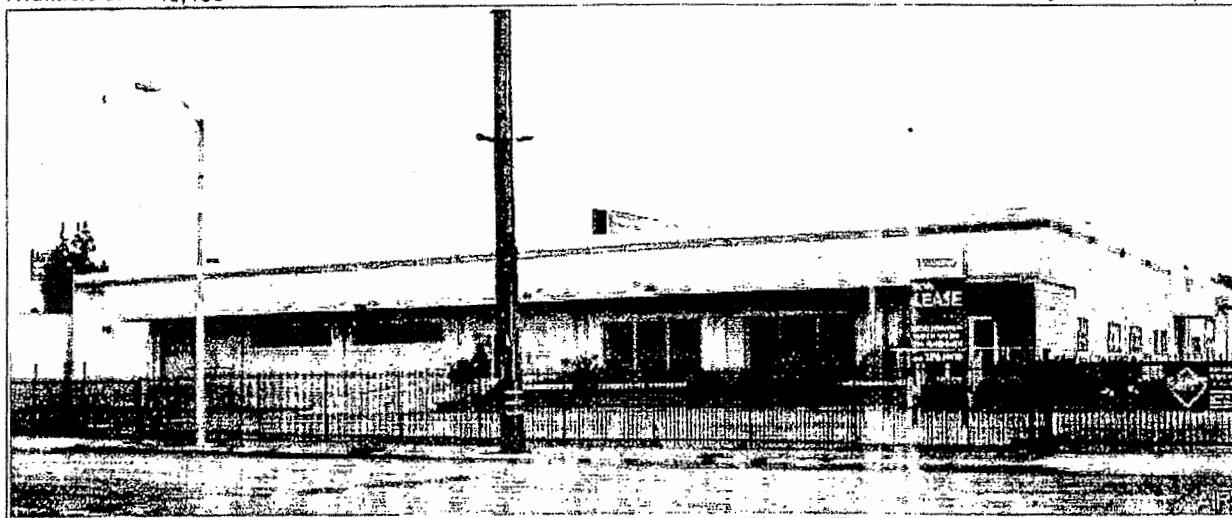


Industrial For Lease



Available SF: 40,488

Total Building SF: 40,488



Address: 2009 E 223rd St, Carson, CA 90810

Cross Streets: E 223rd St/Wilmington Ave

**San Diego (405) Freeway Frontage  
Billboard Signage Available  
193' Yard  
Includes One Acre Of Extra Land**

Lease Rate/SF: \$.70

Lease Rate/Mo: \$28,342

Taxes: \$23,483, 2010

Lease Type: Gross

Terms: Acceptable to Owner

Possession: Now

Available SF: 40,488

Roof Type:

Minimum SF: 40,488

Consi Status/Fir Bit: Existing/1963

Construction Type: Tilt-up

Parking: Ratio: 2.5:1 / Spaces: 100

Region: LA South

Specific Use: Light Industrial

Thomas Guide: 764-H7

Zoning: MHCA

Lot Size: 124,800 SF / 2.87 AC

APN #: 7315-040-004

Ground Level Drs: 1 / 14x18

Dock High: 1 / 9x9

Office SF / #: 8,400 / 12

Sprinklered: Yes

Yard: Yes - Fenced/Paved

Office Air: Yes Office Heat: Yes

Finished Ofc Mezz: No

Unfinished Mezz: No

Clear Height: 15

Include In Avail: No

Include In Avail: No

A: 400 V: 120-240 Ø: 1 W:

Rail Service: No

Heat/Cool: Heating Ventilation AC

Restrooms:

Property/Listing/Ste #: 692124/287381/1038348 Listing Date: 10/14/2010

Notes: Vacant One acre of fully fenced and paved land is included. Special Features: Free Standing Building. Paved Yard- Excess of Parking

This information has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy.



14 3 11/14/14

Address 500 N Garey St  
Los Angeles, CA 90012

Get Google Maps on your phone  
Text the word "GMAPS" to 466453

RECORDED

101

E. Monte Bello Way

Monte Bello Way

101

Santa Ana Frey

101

A

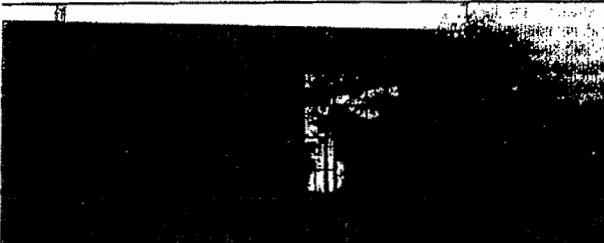
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25

Map data ©2011 Google

## Spaces for Lease

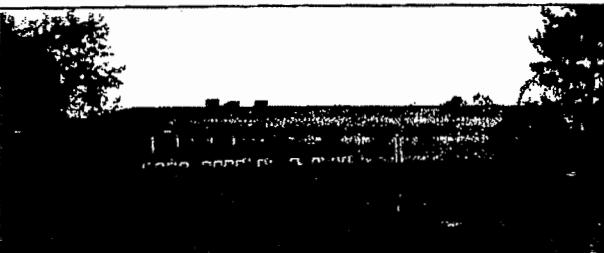
**Prepared For:**  
 Brad Giles - (310) 686-0728  
 Montage Management  
 9/22/2011



4305 W 190th  
 Torrance, CA 90504  
 190th St/Hawthorne Blvd  
 LA South  
 TG: 763-D3  
 APN: 7352-001-035 / Zoning: TOM2  
 Specific Use: Light Industrial  
 Construction: EXIST / CTU  
 Avl SF: 39,247  
 Min SF: 39,247  
 Ofc SF #: 3,219 / 10  
 DH/Dm: 8  
 GL/Dm: 0  
 Bldg SF: 108,202  
 Fin Mez: 0 Not Incl  
 Unfn Mez: 0 Not Incl

**Industrial For Lease** #1  
**PREMIER TORRANCE LOCATION**  
 Suitable for Whse, Distr., Mfg, Assembly  
 Major Street Frontage on 190th St, DH Loading, GL Psbl  
 Large Fenced Yard ±30,000 SF  
 Close to Fwy, Retail, Housing, Restaurants & More  
 Can Be Combined w/ Adj 19,820 SF for Total 58,887 SF

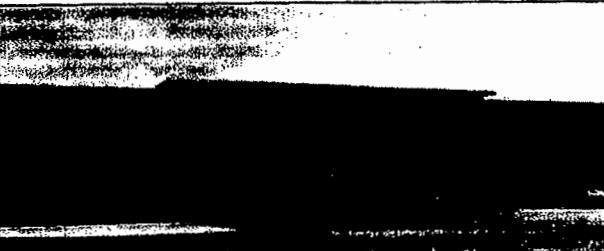
Notes: Special Features: Part of Industrial Park, Paved Yard. Subject to Cancellation of Existing Lease, \$0.29 PSF for 6 mo. \$0.62 PSF thereafter. Interior truck wells can secure 40' containers and load up to 53' containers. TR



921 W Artesia Blvd  
 Compton, CA 90220  
 W Artesia Blvd/S Wilmington Ave  
 LA South  
 TG: 734-H7  
 APN: 7319-028-057 / Zoning: MH  
 Specific Use: Bulk Warehouse  
 Construction: EXIST / CTU  
 Avl SF: 44,640  
 Min SF: 44,640  
 Ofc SF #: 2,400 / 1  
 DH/Dm: 8  
 GL/Dm: 1 / Verify  
 Bldg SF: 142,000  
 Fin Mez: 0 Not Incl  
 Unfn Mez: 0 Not Incl

**Industrial For Sublease** #2  
**Warehouse/ Storage Space**  
 Freeway Frontage with Sign Exposure  
 Excellent Large Fenced Truck Court  
 8 Dock High Positions - 24' Clear  
 Extra 1 Acre Yard/ Parking Possible

Notes: Vacant. Call broker for appt. Ground level access is shared. Up to 3,500 SF of additional offices and additional parking can be made available. Subtenant to verify all building opportunities. Terms shown are for entire bldg. Sp. Feat: Paved Yard.



2925-2935 Columbia St  
 Torrance, CA 90503  
 Maple Avenue/Columbia Street  
 LA South  
 TG: 763-E4  
 APN: 7352-009-033 / Zoning: M2  
 Specific Use: WHSE Distribution  
 Construction: EXIST / CTU  
 Avl SF: 55,000  
 Min SF: 28,800  
 Ofc SF #: 3,000 / 3  
 DH/Dm: 8  
 GL/Dm: 1 / 10x20  
 Bldg SF: 55,000  
 Fin Mez: 0 Not Incl  
 Unfn Mez: 0 Not Incl

**Industrial For Lease** #3  
**Excellent Warehouse Distribution Facility**  
 True Dock High Loading - 8 Spots  
 Central Torrance Location  
 Divisible to 28,600 SF

Notes: The lease shall be for a rental of \$0.39/sf/Gross (for the first six ninths only) and \$0.59/SF/Gross thereafter. Sp. Feat: Free Standing Building.

This information has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy.



Spaces for Lease

Prepared For:  
Brad Giles - (310) 686-0728  
Montage Management  
9/22/2011



Industrial For Lease # 4

Well Maintained Manufacturing/Warehouse  
Inexpensive Clean Space  
3000 Amps Heavy Power - Skylights  
9 Ground Level + 2 Dock High Loading Doors  
70 Car Parking  
Located Just East Of Central Avenue

1901 W El Segundo Blvd  
Compton, CA 90222  
Central Ave/El Segundo Blvd  
LA South  
TG: 734-A1  
APN: 6147-008-023 / Zoning: COML  
Specific Use: Light Industrial  
Construction: EXIST / BLK

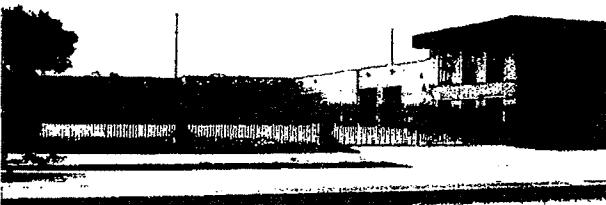
Avl SF: 68,000  
Min SF: 7,000  
Ofc SF/#: 2,000 / 5  
DH/Dim: 2  
GL/Dim: 9 / 18X16  
Bldg SF: 73,000  
Fin Mez: 1,000 Incl  
Unfn Mez: 0 Not Incl

Rate/SF: \$0.20Gross  
Rate/Mo: \$13,200  
Sublease: No  
Price/SF:  
Poss.: 12/01/10  
Terms: Submit

Lot Size: 3.0 AC  
Roof:  
Min Clr: 16  
Parking: 70  
Amps: 3,000  
Volts: 480  
Ø: 3 W: 4  
Yr Built: 1954

Yard: Fncd/Pvd  
Sprinkler: Yes  
Ofc Air/Ht: Yes / Yes  
Hi/Cool: None  
Rail Svc: No  
Prop ID: 1188201  
Listing ID: 291887  
Suite ID: 1051372

Notes: Clear height varies from 16'-22'. Verify power. Minimum sq. ft.: Call broker \$0.20 psf for first 6 months, then \$0.40 psf



Industrial For Lease & Sale # 5

Enterprise Zone Benefits  
Major Street Frontage/Retail Potential  
2,000 Amps/New T5 Lighting  
Located Close to the 91, 105, & 710 Freeways  
Paved & Fenced Yard  
(2) Ton Overhead Crane - 50' x 300' Crane Way

310 S Long Beach Blvd  
Compton, CA 90221  
Compton Blvd/S Long Beach Blvd  
LA South  
TG: 735-B4  
APN: 6183-027-001 / Zoning: CLSD  
Specific Use: Heavy-Mfg  
Construction: EXIST / CTU

Avl SF: 46,536  
Min SF: 46,536  
Ofc SF/#: 9,000 / TBD  
DH/Dim: 2  
GL/Dim: 6 / 16x13  
Bldg SF: 46,536  
Fin Mez: 4,500 Incl  
Unfn Mez: 0 Not Incl

Rate/SF: \$0.28NNN  
Rate/Mo: \$13,030  
Sublease: No  
Price/SF: \$75.21  
Poss.: 06/01/11  
Terms: 3-5 Years

Lot Size: 2.1 AC  
Roof:  
Min Clr: 20  
Parking: 75 / 1.8:1  
Amps: 2,000  
Volts: 277-480  
Ø: 3 W: 4  
Yr Built: 1987

Yard: Fncd/Pvd  
Sprinkler: Yes  
Ofc Air/Ht: Yes / Yes  
Hi/Cool: None  
Rail Svc: No  
Prop ID: 717699  
Listing ID: 298156  
Suite ID: 1072250

Notes: 2,000A pthl to Inc. to 4,000A. Alarm sys. w/ sec. cameras. 35K SF w/ spkrl, 11K SF w/out. Air lines throughout, redevelopment area, Skylights throughout.  
Lessee/Buyer to verify all info herein. Sp. Feat:Free Standing Building Addtl APN:6183-002,018.



Industrial For Lease # 6

Central Location Adjacent 110 Fwy & 105 Fwy  
36 Gross, Good Functioning Building  
Fenced Yards Front & Rear Storage or Parking  
5 Dock High Positions, 2 Ground Level Doors  
Previous Tenant 20th Century Fox

12833-12805 S Main St  
Los Angeles, CA 90081  
Main St/El Segundo  
LA South  
TG: 734-D1  
APN: 6132-039-007 / Zoning: M1  
Specific Use: Bulk Warehouse  
Construction: EXIST / CTU

Avl SF: 53,500  
Min SF: 53,500  
Ofc SF/#: 3,000 / 6  
DH/Dim: 5  
GL/Dim: 2 / 12 x 14  
Bldg SF: 53,500  
Fin Mez: 0 Not Incl  
Unfn Mez: 0 Not Incl

Rate/SF: \$0.38Gross  
Rate/Mo: \$19,260  
Sublease: No  
Price/SF:  
Poss.: 08/01/11  
Terms: 3-5 Years

Lot Size: 1.9 AC  
Roof: SB BT  
Min Clr: 18  
Parking: 70 / 1.3:1  
Amps: 600  
Volts: 480  
Ø: 3 W: 4  
Yr Built: 1982

Yard: Fenced  
Sprinkler: Yes  
Ofc Air/Ht: Yes / Yes  
Hi/Cool: None  
Rail Svc: No  
Prop ID: 689517  
Listing ID: 559578  
Suite ID: 1107467

Notes: Tenant to verify all information contained herein.

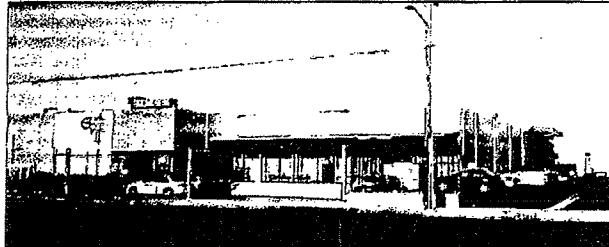
This information has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy.



## Spaces for Lease

**Prepared For:**

Brad Giles - (310) 686-0728  
Montage Management  
9/22/2011



16540 S Main St  
Carson, CA 90248  
Gardena Blvd/S Main St  
LA South  
TG: 734-C6  
APN: 8128-010-022 / Zoning: CAML  
Specific Use: WHSE Distribution  
Construction: EXIST / CTU

Avl SF: 36,878  
Min SF: 36,878  
Ofc SF/#: 3,500 / 3  
Dh/Dm: 4  
GL/Dm: 1 / 10x14  
Bldg SF: 36,878  
Fin Mez: 2,000 Incl  
Unfn Mez: 0 Not Incl

### Industrial For Lease #7

Outstanding Fabrication Building  
Heavy Power/Airlines – Distributed throughout Shop Area  
Fenced Yard/Ample Parking  
Dock-high & Ground Level Loading  
Close to Artesia (91) & Harbor (110) Freeways

Rate/SF:	\$0.45Gross	Lot Size:	1.4 AC	Yard:	Fenced
Rate/Mo:	\$16,505	Roof:	Lam Glu WB	Sprinkler:	Yes
Sublease:	No	Min Clr:	18	Ofc Air/Ht:	Yes / Yes
Price/SF:		Parking:	60 / 1.8:1	Ht/Cool:	FA Units
Price:		Amps:	1,000	Rail Svc:	No
Poss.:	Now	Volts:	240	Prop ID:	1198930
Terms:	3-5 Years	Ø: 3	W: 3	Listing ID:	542646
		Yr Built:	1988	Suite ID:	1079326

Notes: Occupied – Call Broker to show. Lessee to verify power. Building to be fully refurbished



1935 Via Arado  
Rancho Dominguez, CA 90220  
Via Arado/S. Wilmington  
LA South  
TG: 784-H4  
APN: 7318-011-062 / Zoning: M2  
Specific Use: Light Industrial  
Construction: EXIST / CTU

Avl SF: 70,017  
Min SF: 40,000  
Ofc SF/#: 3,311 / TBD  
Dh/Dm: 8  
GL/Dm: 1 / Ramp  
Bldg SF: 115,000  
Fin Mez: 0 Not Incl  
Unfn Mez: 0 Not Incl

### Industrial For Lease #8

Manufacturing/Distribution Facility  
Excellent 23-26' Warehouse Clearance  
2,000 Amp Power Service  
High Tech Camera Security System  
Wireless Internet Throughout  
40,000-70,017 SF Available For Lease

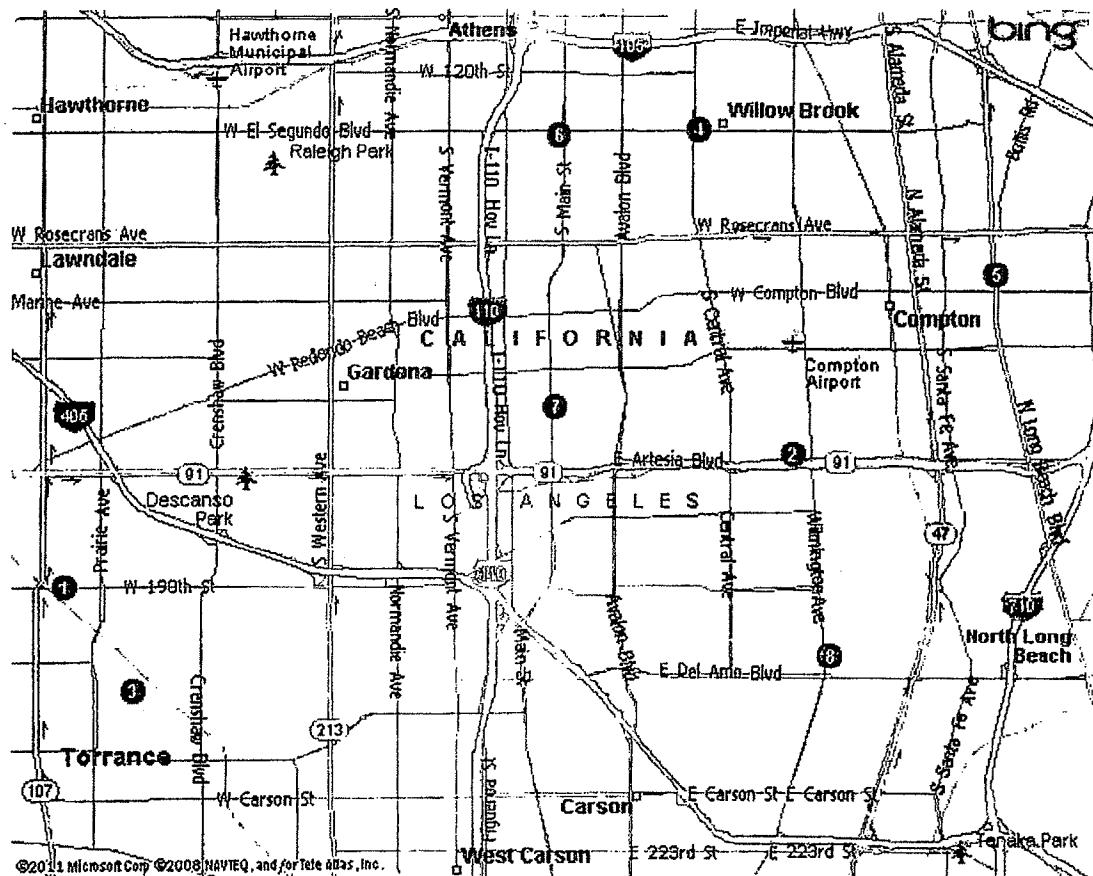
Rate/SF:	\$0.40Gross	Lot Size:	4.4 AC	Yard:	No
Rate/Mo:	\$28,007	Roof:	Lam Glu WB	Sprinkler:	Yes
Sublease:	No	Min Clr:	23	Ofc Air/Ht:	Yes / Yes
Price/SF:		Parking:	80 / 1.3:1	Ht/Cool:	Ind A/C
Price:		Amps:	2,000	Rail Svc:	No
Poss.:	Now	Volts:	480-480	Prop ID:	1116409
Terms:	Submit	Ø: 3	W: 0	Listing ID:	288025
		Yr Built:	1973	Suite ID:	1040334

Notes: Call Broker-Occupied. The majority of the warehouse ceiling clearance is 24'. Clear Height 23-26.

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### Property Map



### Map Legend

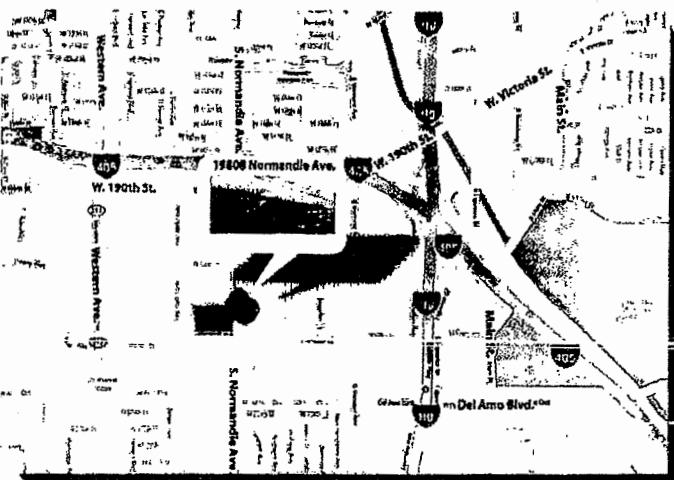
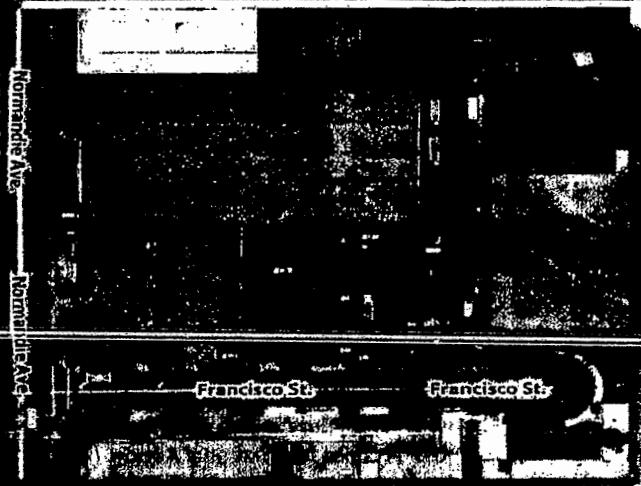
- 1) 4306 W 190Th, Torrance, CA 90504
- 2) 921 W Artesia Blvd, Compton, CA 90220
- 3) 2925-2935 Columbia St, Torrance, CA 90503
- 4) 1901 W El Segundo Blvd, Compton, CA 90222
- 5) 310 S Long Beach Blvd, Compton, CA 90221
- 6) 12833-12905 S Main St, Los Angeles, CA 90061
- 7) 16540 S Main St, Carson, CA 90248
- 8) 1935 Via Arado, Rancho Dominguez, CA 90220

57,620 SF INDUSTRIAL BUILDING  
FOR SALE

PURCHASE PRICE  
\$3,500,000 (\$60.74 PSF)\*

**PRICE REDUCED!\***

19808 Normandie Ave., Torrance, CA 90502



### PROPERTY FEATURES:

- Rare Multi-Use Building
- Wholesale to Public Showroom
- Industrial Manufacturing and Warehouse
- Heavy Power - Dock High Loading

\*Subject to Bank Approval

For more information, please contact:

**Jerry Evans**

License ID# 00843431  
310.768.8800 ext. 225  
jevans@lee-associates.com

**Bret Osterberg**

License ID# 01364530  
310.768.8800 ext. 215  
bosterberg@lee-associates.com

# INDUSTRIAL FOR LEASE

AVAIL SF: 66,000  
TOTAL BLDG SF: 73,000

**Only \$0.20 Per Sq.Ft. For First 6 Months!**



ADDRESS 1901 W. EL SEGUNDO BLVD, COMPTON, CA ZIP 90222

**Well Maintained Manufacturing/Warehouse**

**Inexpensive Clean Space**

**3000 Amps Heavy Power – Skylights**

**9 Ground Level + 2 Dock High Loading Doors**

**70 Car Parking**

**Located Just East Of Central Avenue**

LEASE RENTAL \$	13,200*	/mo	Gross	0.20*	Net	Term	Submit				
SALE PRICE \$	NFS	Price/SF \$			Possession	D-12/01/10	Tax \$	43,560.00	Yr	2010-2011	
Avail SF	<u>66,000</u>	Power	A	<u>3000</u>	V	<u>480-480</u>	Ø	<u>3</u>	W	<u>4</u>	
Min. SF	<u>7,000</u>	Heat	<u>NONE</u>		Cooling	<u>NONE</u>	PWR Notes	<u>VERIFY</u>			
Land SF	<u>131,116</u>	Truck Hi Pos	<u>2</u>		Dim	<u>20X14</u>					
Const	<u>BLK</u>	Roof	<u>VERIFY</u>		Grd Lev Drs	<u>9</u>	Dim	<u>16X16</u>			
Rail	<u>NONE</u>	Unfin Ofc Mezz SF	<u>0</u>		Incl in Avail SF	<u>N</u>	Restrooms:				
Sprinklered	<u>YES</u>	Min Clear Height	<u>16</u>		OFFICE DATA	Office SF	<u>2,000</u>	#	<u>5</u>		
Pkg	<u>70</u>	Yard	Yes-Fncd/Pvd	Yr Blt	<u>1954</u>	A/C	Y	Heat	Y	Fin Ofc Mezz SF	<u>1,000</u>
Thomas Bk Pgt#	<u>734-A1</u>	Zone	<u>COML</u>	To Show	Call Broker - FOR APPOINTMENT	Sp. Feat.	<u>YARD</u>				
AGENT	<u>Anthony Behar (213) 747-8426; anthony@majorproperties.com</u>					Region	<u>S</u>	Listing #	<u>1238029</u>		
FTCF	<u>AP250Y200S000/AOAA</u>	Notes	<u>*For first 6 months; then rent becomes \$0.40 per sq.ft. Clear height varies from 16'-22'.</u>								
<u>Verify power. Minimum sq. ft.: Call broker.</u>											

THIS IS A LISTING OF THE "MULTIPLE" AND IS SUBJECT TO ALL ITS APPLICABLE RULES AND REGULATIONS

This information has been furnished from sources which we deem reliable, but for which we assume no liability. The information contained herein is given in confidence, with the understanding that all negotiations pertaining to this property be handled through the submitting office. All measurements are approximate.

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REAL ESTATE

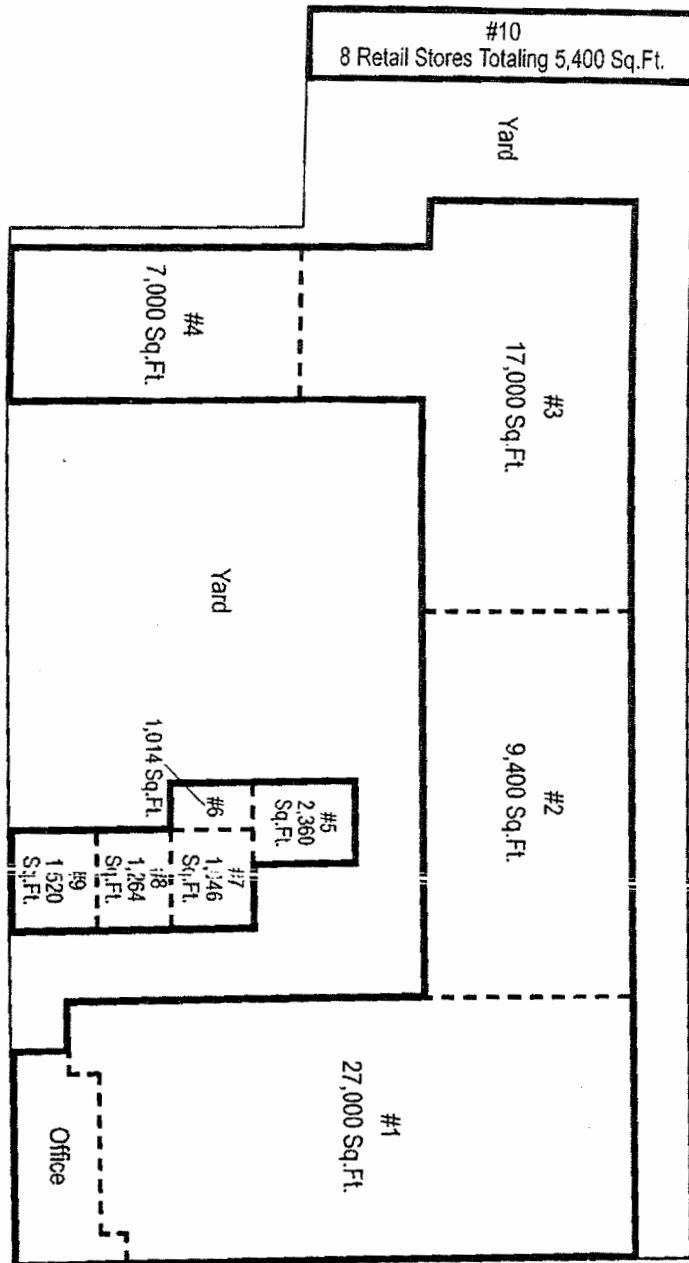
**Commercial & Industrial Specialists**

1200 W. OLYMPIC BLVD, LOS ANGELES, CA 90015 / 213-747-4151 / FAX 213-749-7972 / WWW.MAJORPROPERTIES.COM

1901 W. EL SEGUNDO BOULEVARD, COMPTON, CA 90222

CENTRAL AVENUE

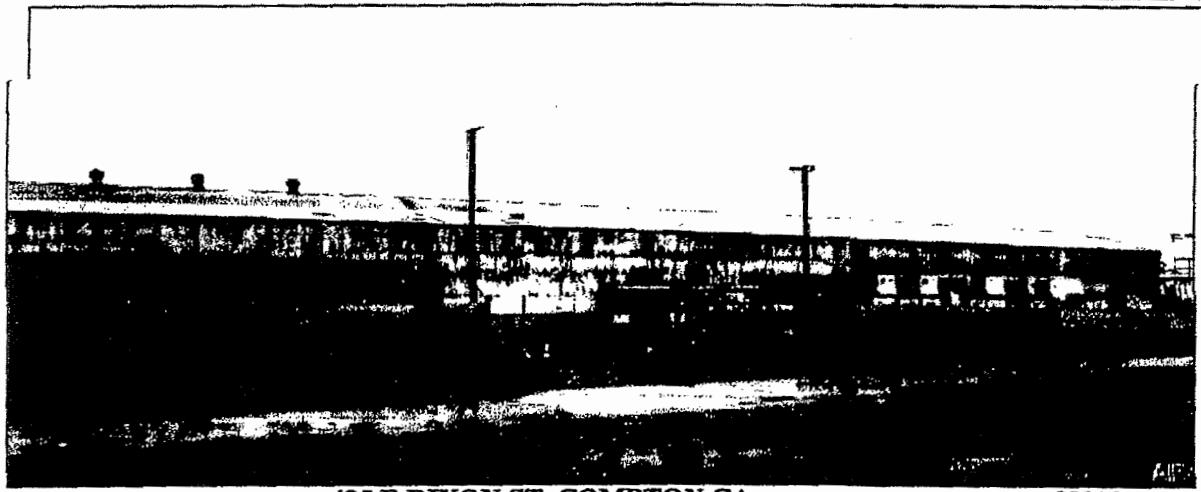
EL SEGUNDO BOULEVARD



*For More Information, Please Contact*  
Anthony Behar at 213.747.8426  
anthony@majorproperties.com

# INDUSTRIAL FOR LEASE

AVAIL SF: 81,000  
TOTAL BLDG SF: 81,000



ADDRESS

425 E DIXON ST, COMPTON CA

ZIP

90220

**Outstanding Low Priced Manufacturing Facility  
Heavy Well Distributed Power  
\*20'+ Clearance Throughout \*Secured Fenced Yard  
2 Blocks South 105 Freeway  
7,746 Sq. Ft. Front Office Building Also Available**

LEASE RENTAL \$ <u>19,400</u>		/mo	Gross <u>0.240</u>	Net	Term	3-5 Yrs	W/Periodic	COLA's
SALE PRICE \$ <u>NFS</u>		Price/SF \$		Possession	<u>D-01/01/11</u>	Tax \$	<u>22,000.00</u>	Yr <u>2010-2011</u>
Avail SF <u>81,000</u>		Power	<u>A 2000</u>	V	<u>480-480</u>	Ø	<u>3</u>	W <u>4</u>
Min. SF <u>81,000</u>		Heat	<u>NONE</u>	Cooling	<u>NONE</u>	PWR Notes	<u>VERIFY</u>	
Land SF <u>POL</u>		Truck Hi Pos	<u>1</u>	Dim	<u>14x12</u>			
Const	<u>MTL</u>	Roof	<u>OTH</u>	Grd Lev Drs	<u>4</u>	Dim	See Notes	
Rail	<u>NONE</u>	Unfin Ofc Mezz SF	<u>0</u>			Incl in Avail SF	<u>N</u>	Restrooms: <u>1</u>
Sprinklered	<u>YES</u>	Min Clear Height	<u>20</u>	OFFICE DATA		Office SF	<u>684</u>	# <u>3</u>
Pkg	<u>120</u>	Yard	<u>Yes-Fenced</u>	Yr Blt	<u>1959</u>	A/C	<u>N</u>	Fin Ofc Mezz SF <u>0</u> Incl in Avail SF <u>N</u>
Thomas Bk Pg#	<u>704-J7</u>	Zone	<u>M</u>	To Show	Call Broker - FOR APPOINTMENT	Sp. Feat.	<u>FREE</u>	
AGENT	<u>Mark Whitman (213)627-0007 x24</u>				Region <u>S</u>	Listing #	<u>1236215</u>	
FTCF	<u>CB250N000S000/AOAA</u>		Notes	<u>Occupied, North Skylight Monitor Roof. Taxes Estimated - To Be Confirmed.</u>				
<u>Additional Offices/Restrooms &amp; Truck High Loading Could Be Installed To Suit. Grd Lev Dr Dim: (2)20X20; (2)20X12. Special Features: Free Standing Building.</u>								

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MONDAY  
TOM PM:





loopNet - 17908 S. Figueroa Street, Manufacturing, 17908 S. Figueroa ... <http://www.loopnet.com/xNet/MainSite/Listing/Profile/Profile.aspx?L...>

Print all the details of this listing in a proper format by clicking the "Print Listing" link on the right-hand side of each listing.



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Industrial Property For Lease

## 17908 S. Figueroa Street

17908 S. Figueroa Street, Carson, CA 90746



Total Space Available: 67,334 SF

Rental Rate: \$0.43 /SF/Month

Property Type: Industrial

Property Sub-type: Manufacturing

Building Size: 67,334 SF

[Find Out More](#)

Last Verified: 9/15/2011

Listing ID: 17333802

Presented by

**LAREM**

[Request additional information](#)

Wesley Babl  
(310) 719-1585 Ext: 111  
Contact listing broker

Name

Email

Phone

ext

Please send me additional information about this property

[Contact Listing Broker](#)

By clicking "Contact Listing Broker", you are indicating that you have read, understood, and agree to LoopNet's Terms and Conditions. New to LoopNet? No problem. As a courtesy, LoopNet will automatically create a free account so that you can access more listing details, setup new listing alerts, and more.

We will not share your email address. View our Privacy Policy

### 1 Space Available

[Display Rental Rate as Entered](#) ▾

Space 1 Space Available: 67,334 SF  
Rental Rate: \$0.43 /SF/Month  
Space Type: Manufacturing  
Lease Type: Industrial Gross  
Date Available: Sep 2011

### Description

Excellent Manufacturing/Distribution Building  
Heavy Power - 4,000 Amps  
Complete Refurbishment In Progress  
Additional Dock High Loading Possible  
Waste Water Discharge Units Available  
Immediate access to 405, 110, and 91 Freeways

[Map of 17908 S. Figueroa Street, Carson, CA 90746 \(Los Angeles County\)](#)

[Hide Map](#)

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[Additional options](#)

LoopNet - 17908 S. Figueroa Street, Manufacturing, 17908 S. Figueroa ... <http://www.loopnet.com/xNet/MainSite/Listing/Profile/Profile.aspx?>



[Print Listing](#)

[View Map](#)

[Demographics](#)

Created 9/15/2011

#### More From this Broker

[Wesley Babl](#)

Broker

[View Profile](#)



500 E Gardena  
Boulevard  
Gardena, CA  
94,525 SF  
Negotiable



1483 W Via Plata  
Street  
Long Beach, CA  
\$19,529,500  
140,500 SF



17828 S Main Street  
Carson, CA  
104,544 SF  
\$0.16 /SF/Month



1726 W 134th  
Street  
Gardena, CA  
34,086 SF  
\$0.16 /SF/Month



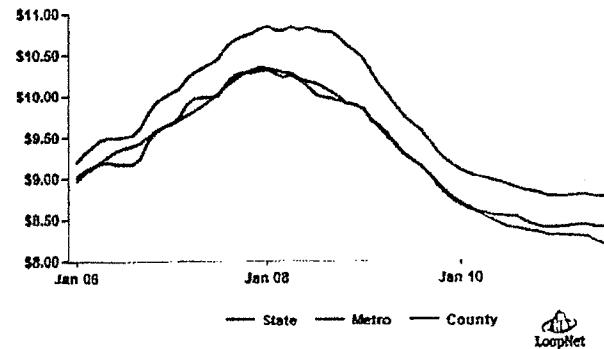
18118 3/4 Broadway  
Gardena, CA  
18,033 SF  
\$0.57 /SF/Month

#### Additional Information for 17908 S Figueroa Street, Gardena, CA 90248

View the [Property Record](#) for this address to access additional information such as historical listings, property details, tax details, owners, mortgages, tenants, and more.

#### Asking Price index Trends for Carson, CA industrial For Lease

Asking Rent for Carson, CA Industrial for Lease (\$/SF/Year)



	vs. 3 mo.		
	Aug 11 prior	Y-O-Y	
State	\$8.17	-0.8%	-2.7%
Metro	\$8.77	0.0%	-1.3%